

The Trine



ESTABLISHED IN 2004, IWAN DEVELOPMENTS IS A LEADING EGYPTIAN REAL ESTATE DEVELOPMENT SHAREHOLDING COMPANY. FOUNDED ON THE VISION OF DEVELOPING HOMES, BUILT IN FEEL-GOOD NEIGHBORHOODS WITH WELL-CONNECTED LIVABLE COMMUNITIES, WE CURATE UNIQUE HUMAN EXPERIENCES AND ELEVATED QUALITY LIVING. IWAN MEANS A PLACE OF GATHERING WHICH IS MIRRORED IN ITS CORE BELIEF OF PROVIDING SIGNIFICANCE IN THE COMMUNITIES IN WHICH IT DEVELOPS





The Trine

The project is positioned on the main axis of Sheikh Zayed which makes it accessibly connected to the center of Sheikh Zayed City. You will be only minutes away from the new toll station, Smart Village, and Al-Ahly Club will be right across the road alongside the main shopping venues surrounding ATRIO from both East and West sides.



It is the start of your new upcoming lifestyle, an exceptional venue comprises a wide range of high-end restaurants and cafes. 60% of the buildings are visible from the main street of the commercial area, which gives it a lively vibe among all the astonishing greeneries and water features, as it is easily reachable from the main road.

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COMMERCIAL SPACES

T.BUA= 7,800 m²

Ground Floor : F&B, Pharmacy, & Bank.

Typical Floor: Mix of clinics and offices

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The Prime



CLINICS & OFFICES

CLINICS:

Area Range: 30 to 110 m²

Finishing : Fully Finished

OFFICES:

Area Range: 70 to 230 m²

Finishing : Core & Shell

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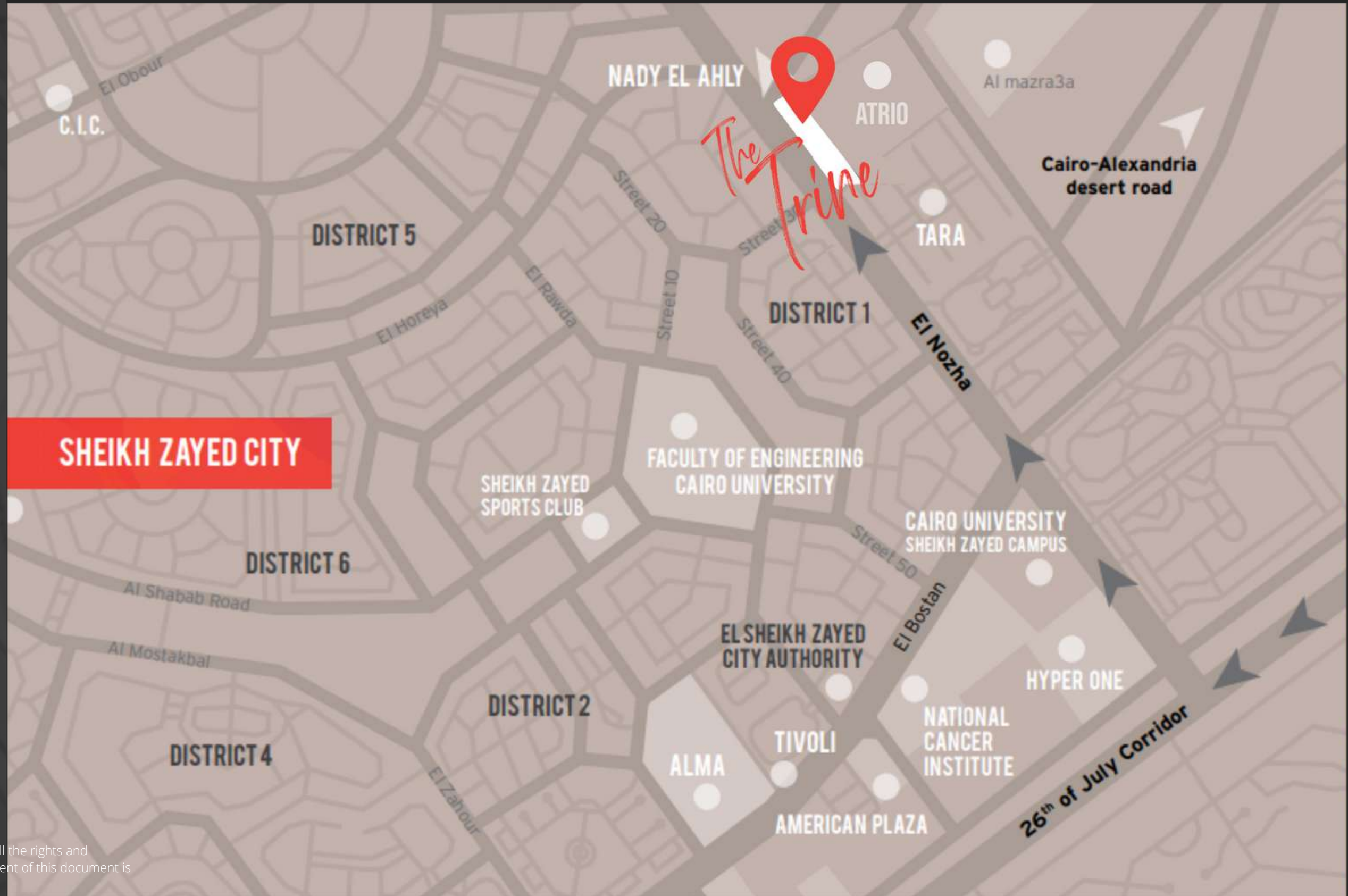




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Location



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SHOP, DINE, & WORK ALL IN ONE PLACE

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OUR FACILITIES



PROJECT FACILITIES:

- HOUSEKEEPING & SECURITY
- UNDERGROUND PARKING
- STORAGE SPACES
- ELEVATORS
- GARBAGE COLLECTION ROOMS

CLINICS:

- RECEPTION WITH A WAITING COMMON AREA & PUBLIC TOILETS/FLOOR

OFFICES:

- PUBLIC TOILETS/FLOOR

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Offering unique services & tenants' selection to fulfill our customers daily needs.

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THE PERFECT WORK ENVIRONMENT

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EXEPTIONAL DINING EXPERIENCE

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ONSITE BANKING EXPERIENCE

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WORLD CLASS CLINICS 24/7 AT YOUR SERVICE

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PHARMACIES THAT CATERS YOUR NEEDS

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OUR MASTERPLAN

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OFFICE SPACES

01-FF-01 210 m²

Room	Width	Length
Reception	6.90	3.35
Office 01	4.90	3.40
Office 02	10.15	5.65
Office 03	5.10	4.60
Meeting room	4.00	4.40
WC	3.20	1.15

01-FF-04 128 m²

Room	Width	Length
Reception	4.70	2.75
Office 01	6.10	6.20
Office 02	4.70	3.35
Office 03	4.00	2.80
Office 04	4.90	2.80

01-FF-02 105 m²

Room	Width	Length
Reception	3.20	4.15
Meeting room	4.40	2.50
Office 01	4.35	5.50
Office 02	4.30	3.15
WC	3.10	1.15

01-FF-05 67 m²

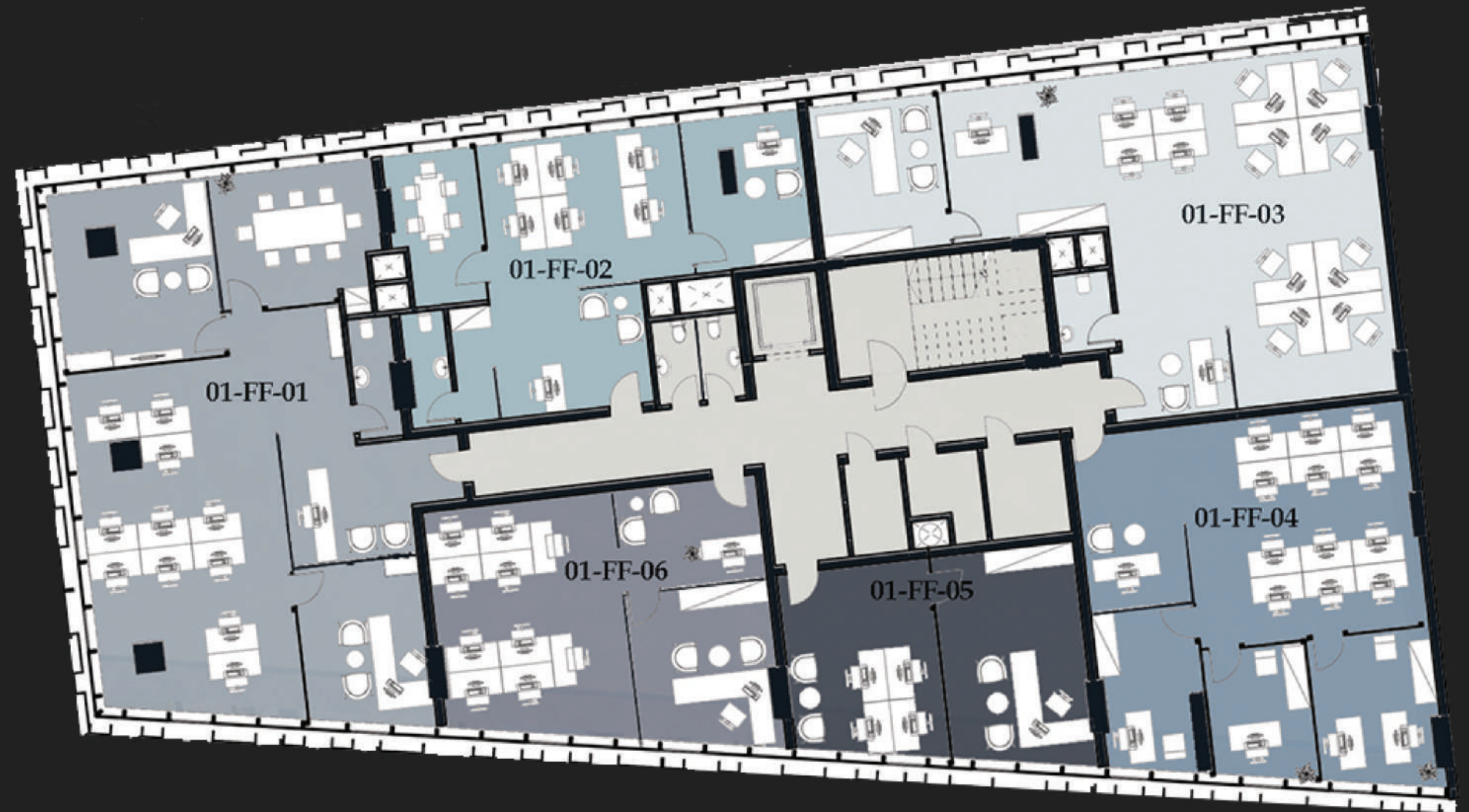
Room	Width	Length
Office 01	5.70	4.10
Office 02	6.35	3.90

01-FF-03 164 m²

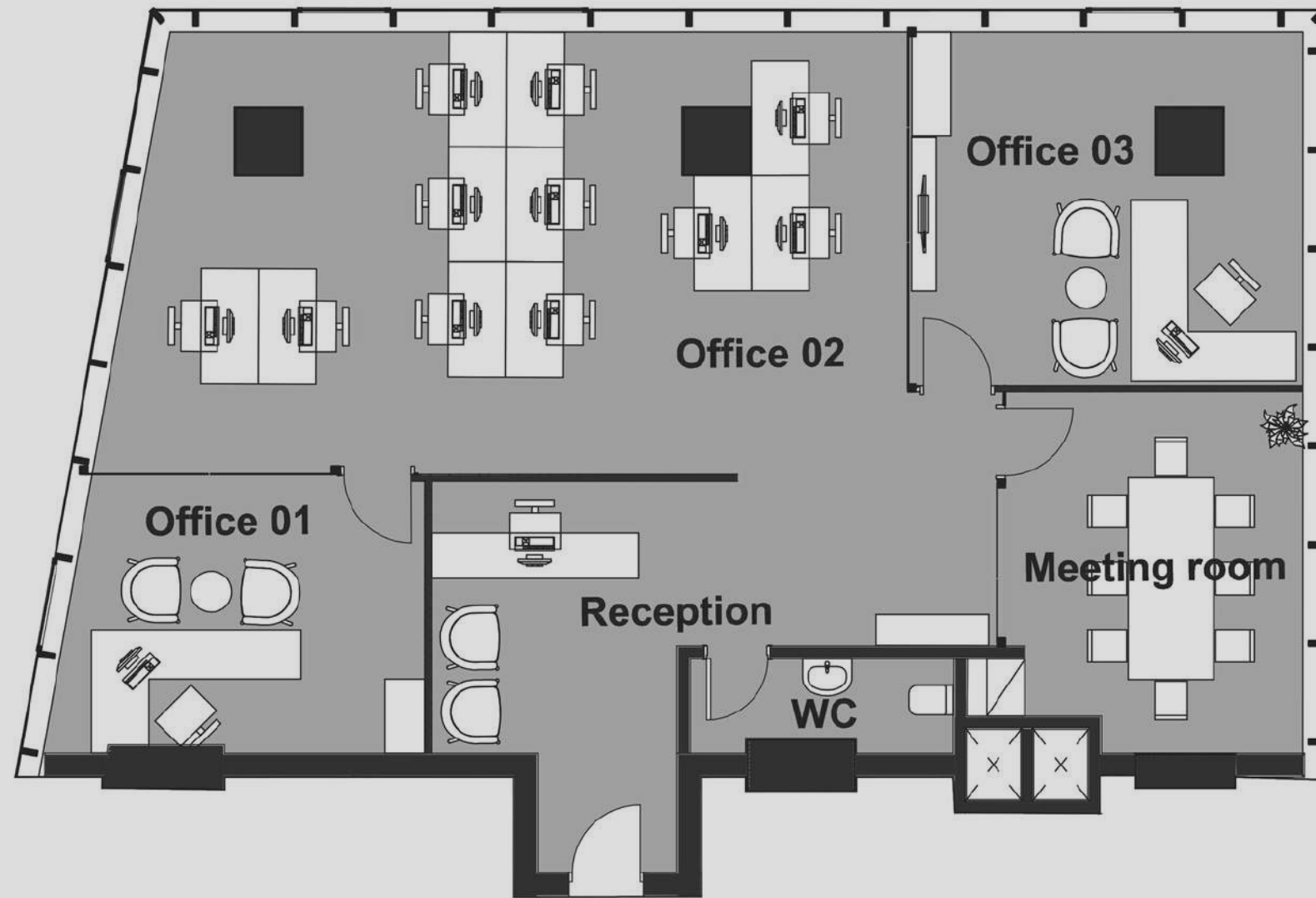
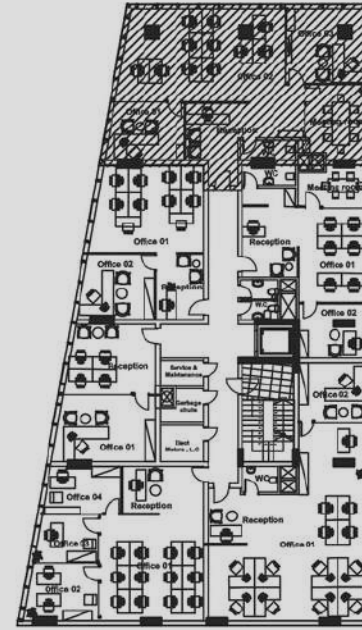
Room	Width	Length
Reception	2.30	3.20
Office 01	9.60	11.80
Office 02	4.35	3.50
WC	2.10	1.55

01-FF-06 93 m²

Room	Width	Length
Reception	2.75	3.85
Office 01	6.95	5.10
Office 02	4.55	3.85



01-FF-01



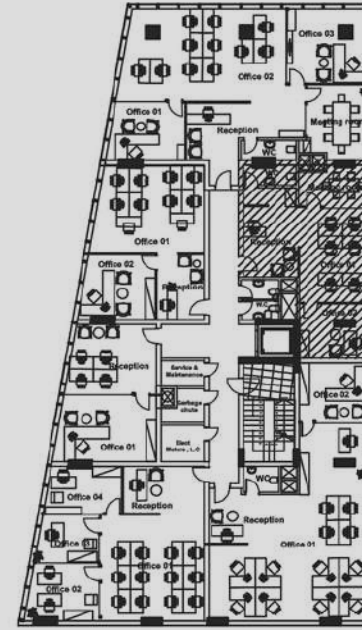
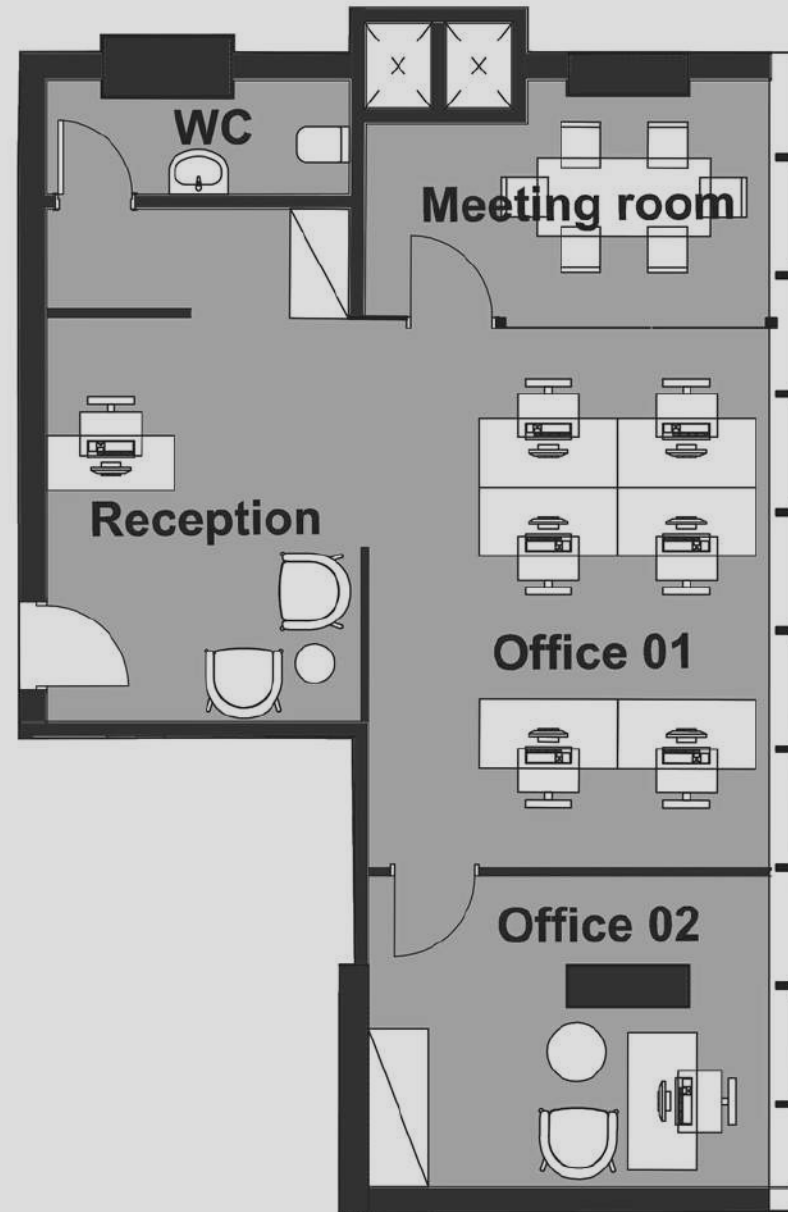
01-FF-01

210 m²

Room	Width	Length
Reception	6.90	3.35
Office 01	4.90	3.40
Office 02	10.15	5.65
Office 03	5.10	4.60
Meeting room	4.00	4.40
WC	3.20	1.15

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01-FF-02



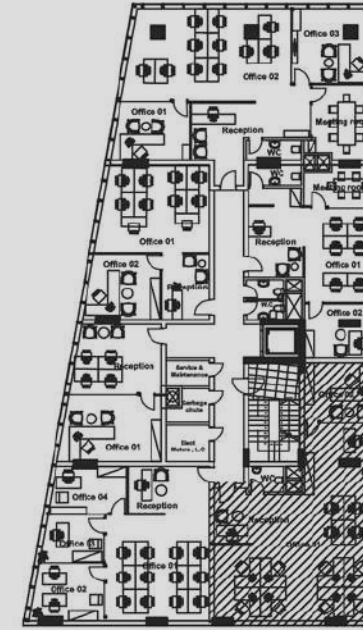
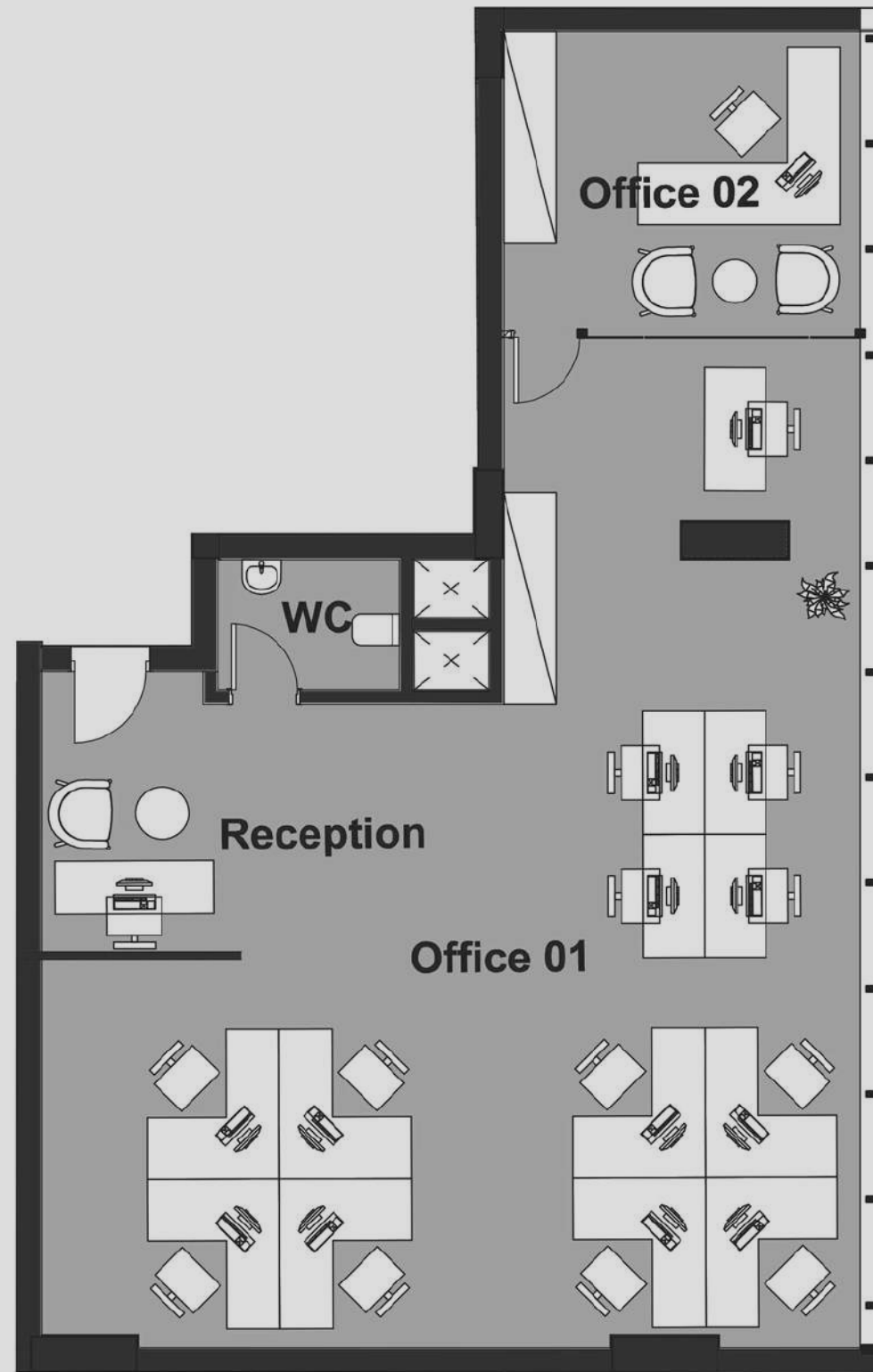
01-FF-02

105 m²

Room	Width	Length
Reception	3.20	4.15
Meeting room	4.40	2.50
Office 01	4.35	5.50
Office 02	4.30	3.15
WC	3.10	1.15

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01-FF-03



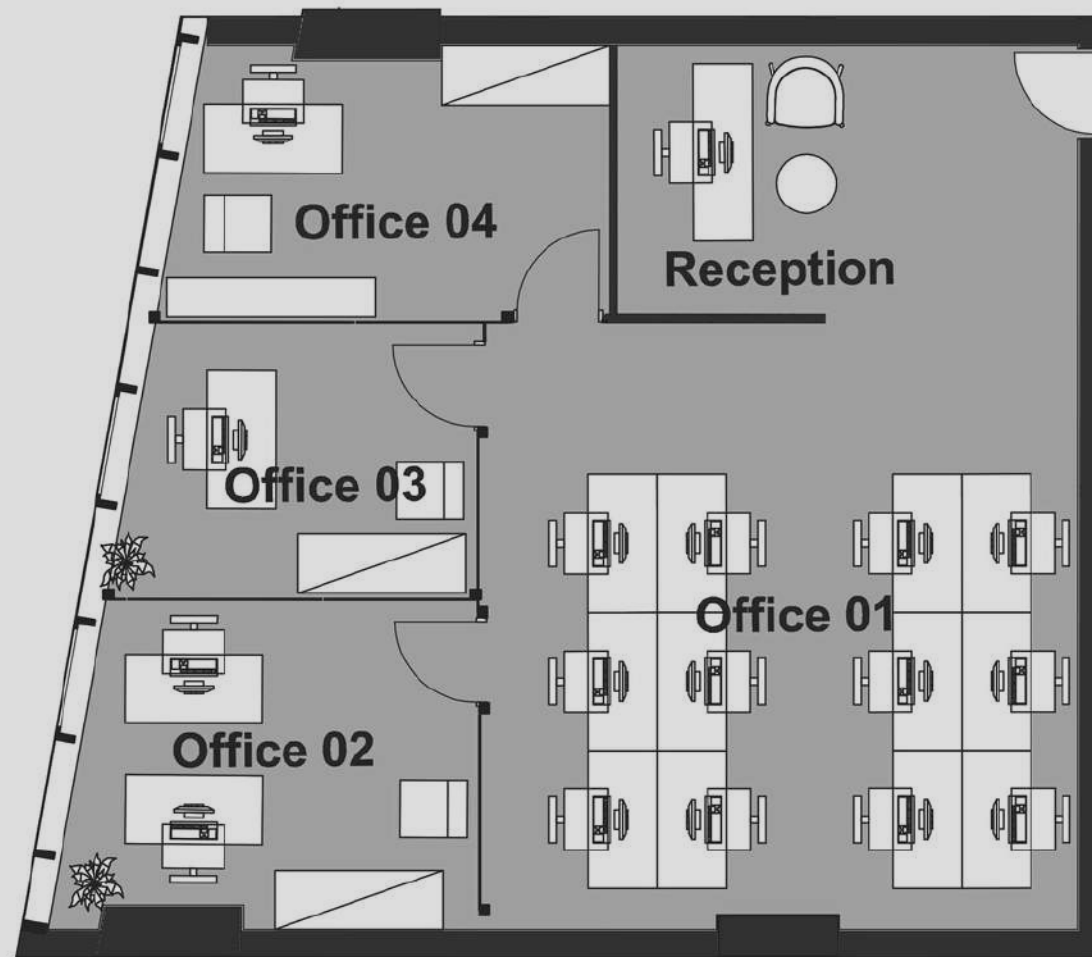
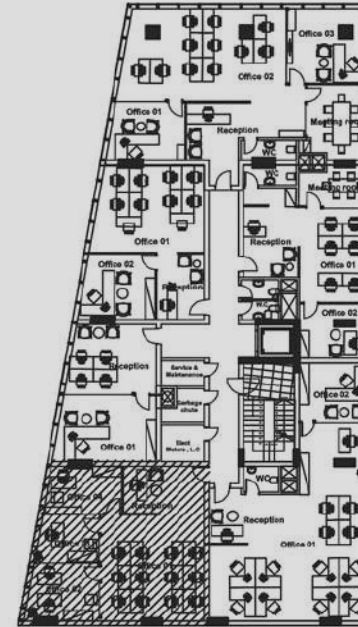
01-FF-03

164 m²

Room	Width	Length
Reception	2.30	3.20
Office 01	9.60	11.80
Office 02	4.35	3.50
WC	2.10	1.55

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01-FF-04



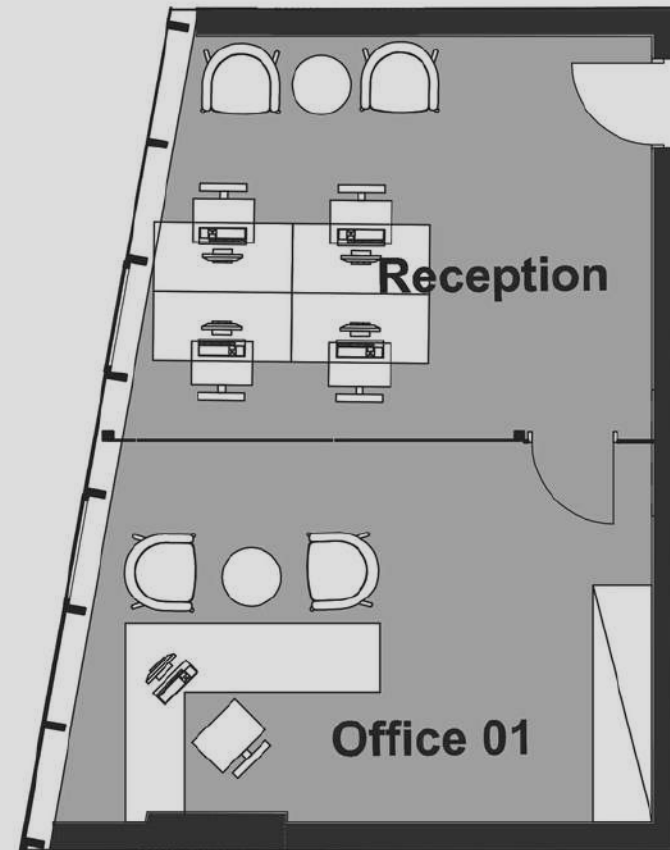
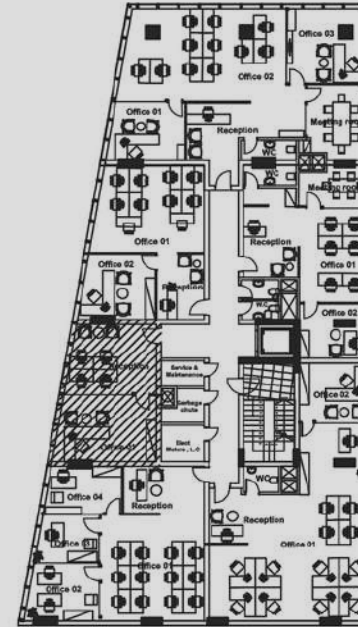
01-FF-04

128 m²

Room	Width	Length
Reception	4.70	2.75
Office 01	6.10	6.20
Office 02	4.70	3.35
Office 03	4.00	2.80
Office 04	4.90	2.80

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01-FF-05



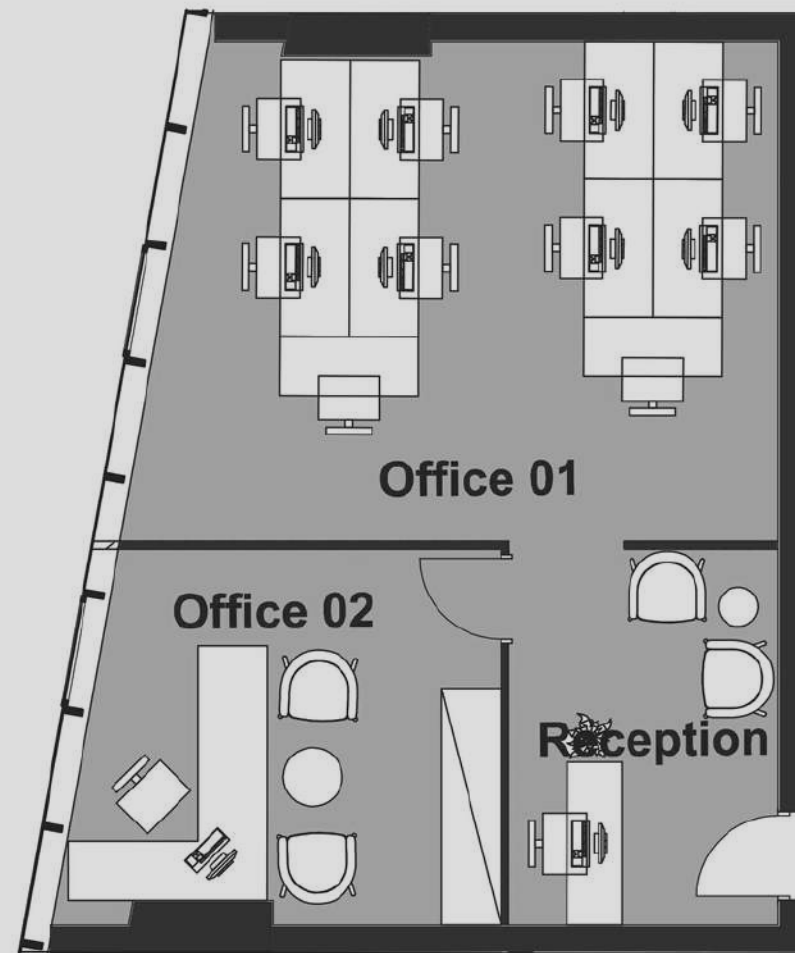
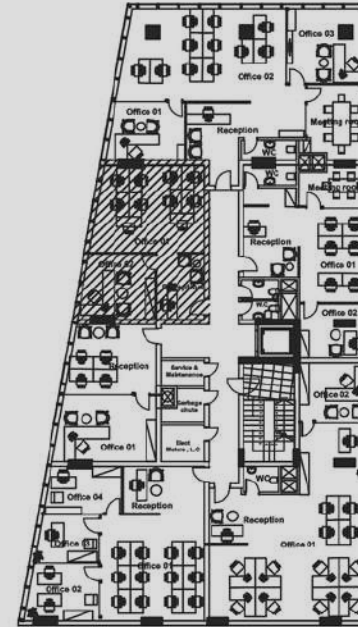
01-FF-05

67 m²

Room	Width	Length
Office 01	5.70	4.10
Office 02	6.35	3.90

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01-FF-06



01-FF-06

93 m²

Room	Width	Length
Reception	2.75	3.85
Office 01	6.95	5.10
Office 02	4.55	3.85

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CLINIC SPACES

01-FF-07	35 m ²	
Room	Width	Length
Clinic 01	3.20	3.25
Waiting Area	3.90	3.25
WC	1.65	1.40

01-FF-13	37 m ²	
Room	Room	Room
Clinic 01	5.00	2.60
Waiting	5.30	1.90

Common Waiting Area		
Room	Width	Length
Waiting Area	6.25	4.60

01-FF-08	35 m ²	
Room	Width	Length
Clinic 01	3.20	3.25
Waiting	3.85	3.25
WC	1.65	1.30

01-FF-14	52 m ²	
Room	Width	Length
Clinic 01	3.95	2.60
Clinic 02	4.45	2.80
Waiting	1.75	4.15
WC	1.75	1.30

01-FF-09	81 m ²	
Room	Width	Length
Clinic 01	3.20	3.70
Clinic 02	5.40	4.85
Waiting	2.10	3.70
WC	1.65	1.70

01-FF-15	83 m ²	
Room	Width	Length
Clinic 01	3.75	3.10
Clinic 02	4.35	3.40
Clinic 03	6.35	2.60
Waiting	1.40	6.20
WC	1.60	1.45

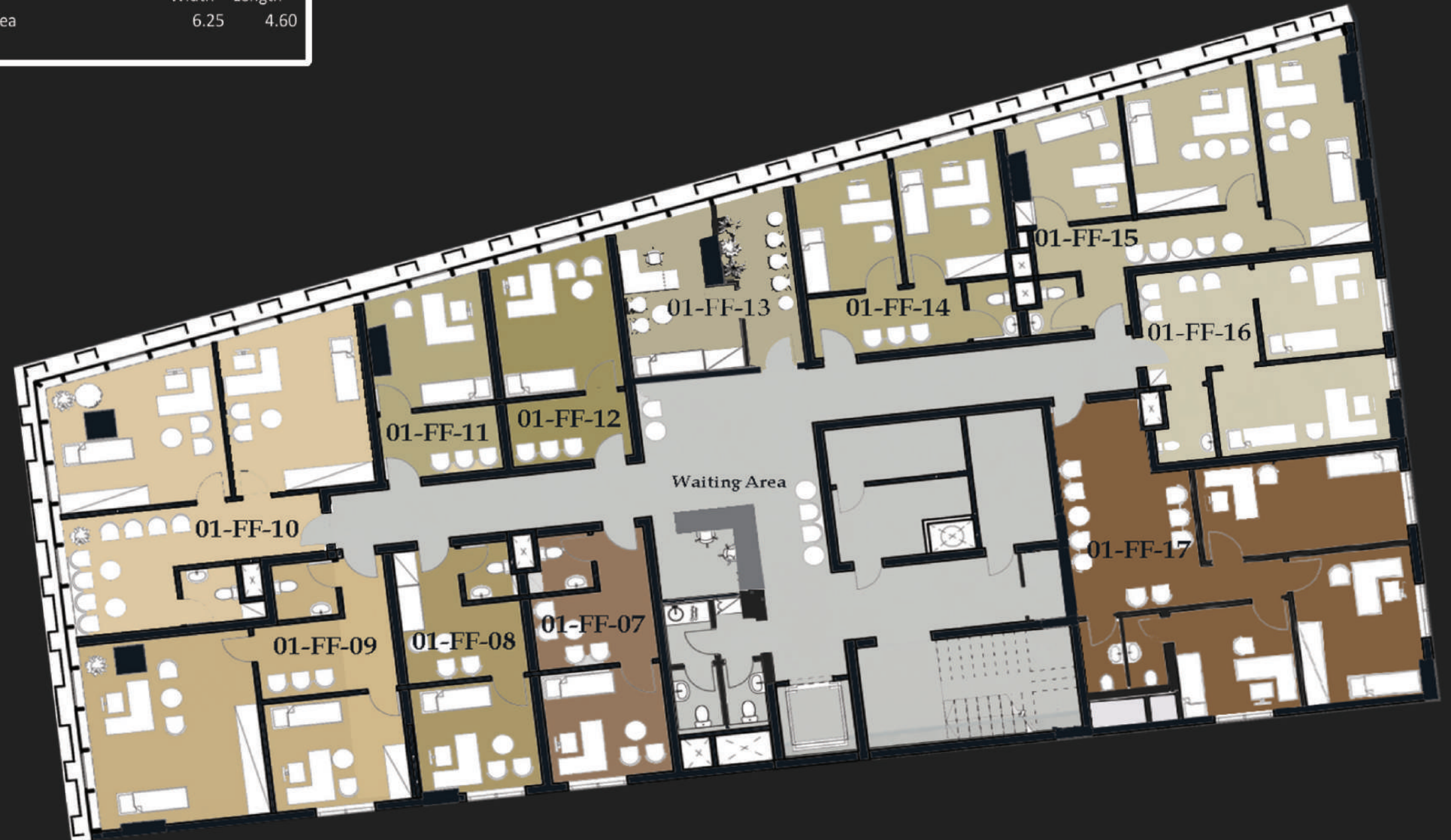
01-FF-10	97 m ²	
Room	Width	Length
Clinic 01	4.80	4.85
Clinic 02	5.45	3.75
Waiting	3.50	3.10
WC	1.65	1.55

01-FF-16	54 m ²	
Room	Width	Length
Clinic 01	2.90	3.20
Clinic 02	2.55	4.70
Waiting	3.30	3.05
WC	2.15	1.60

01-FF-11	30 m ²	
Room	Width	Length
Clinic 01	3.80	3.20
Waiting	1.90	3.20

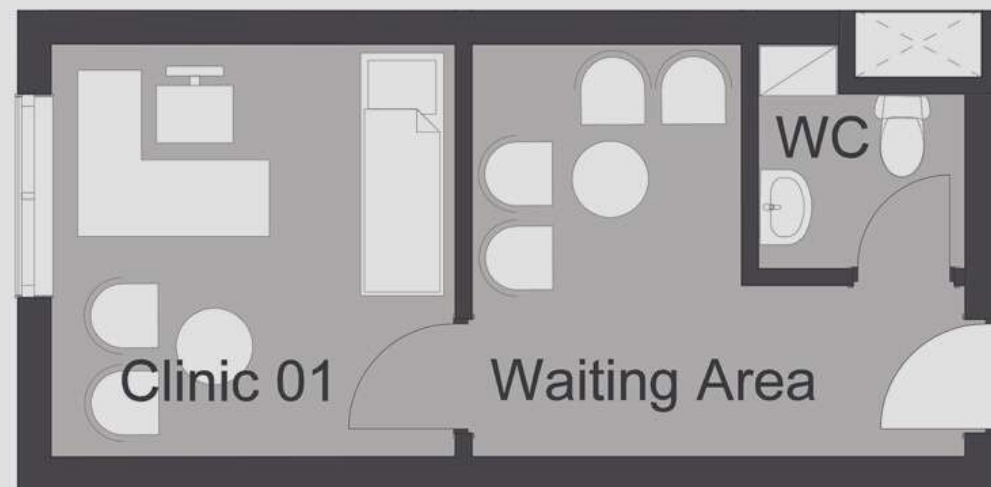
01-FF-17	101 m ²	
Room	Width	Length
Clinic 01	2.70	5.45
Clinic 02	4.35	3.30
Clinic 03	3.15	3.15
Waiting	6.15	3.45
WC 01	2.20	1.15
WC 02	2.20	1.05

01-FF-12	34 m ²	
Room	Width	Length
Clinic 01	4.70	3.25
Waiting	1.90	3.25



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01-FF-07



01-FF-07

35 m²

Room	Width	Length
Clinic 01	3.20	3.25
Waiting Area	3.90	3.25
WC	1.65	1.40

01-FF-08



01-FF-08

35 m²

Room	Width	Length
Clinic 01	3.20	3.25
Waiting	3.85	3.25
WC	1.65	1.30

01-FF-09



01-FF-09

81 m²

Room	Width	Length
Clinic 01	3.20	3.70
Clinic 02	5.40	4.85
Waiting	2.10	3.70
WC	1.65	1.70

01-FF-10



01-FF-10

97 m²

Room	Width	Length
Clinic 01	4.80	4.85
Clinic 02	5.45	3.75
Waiting	3.50	3.10
WC	1.65	1.55

01-FF-11

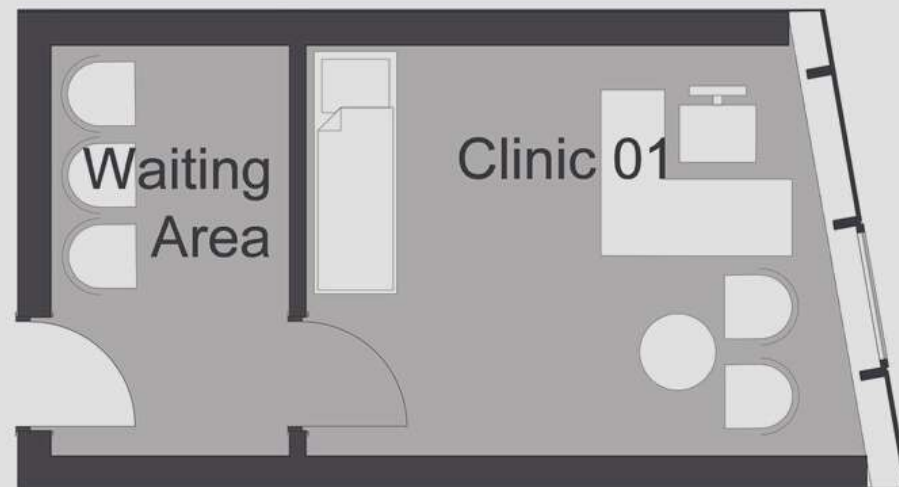


01-FF-11

30 m²

Room	Width	Length
Clinic 01	3.80	3.20
Waiting	1.90	3.20

01-FF-12



01-FF-12

34 m²

Room	Width	Length
Clinic 01	4.70	3.25
Waiting	1.90	3.25

01-FF-13



01-FF-13

37 m²

Room

Room

Room

Clinic 01

5.00

2.60

Waiting

5.30

1.90

01-FF-14

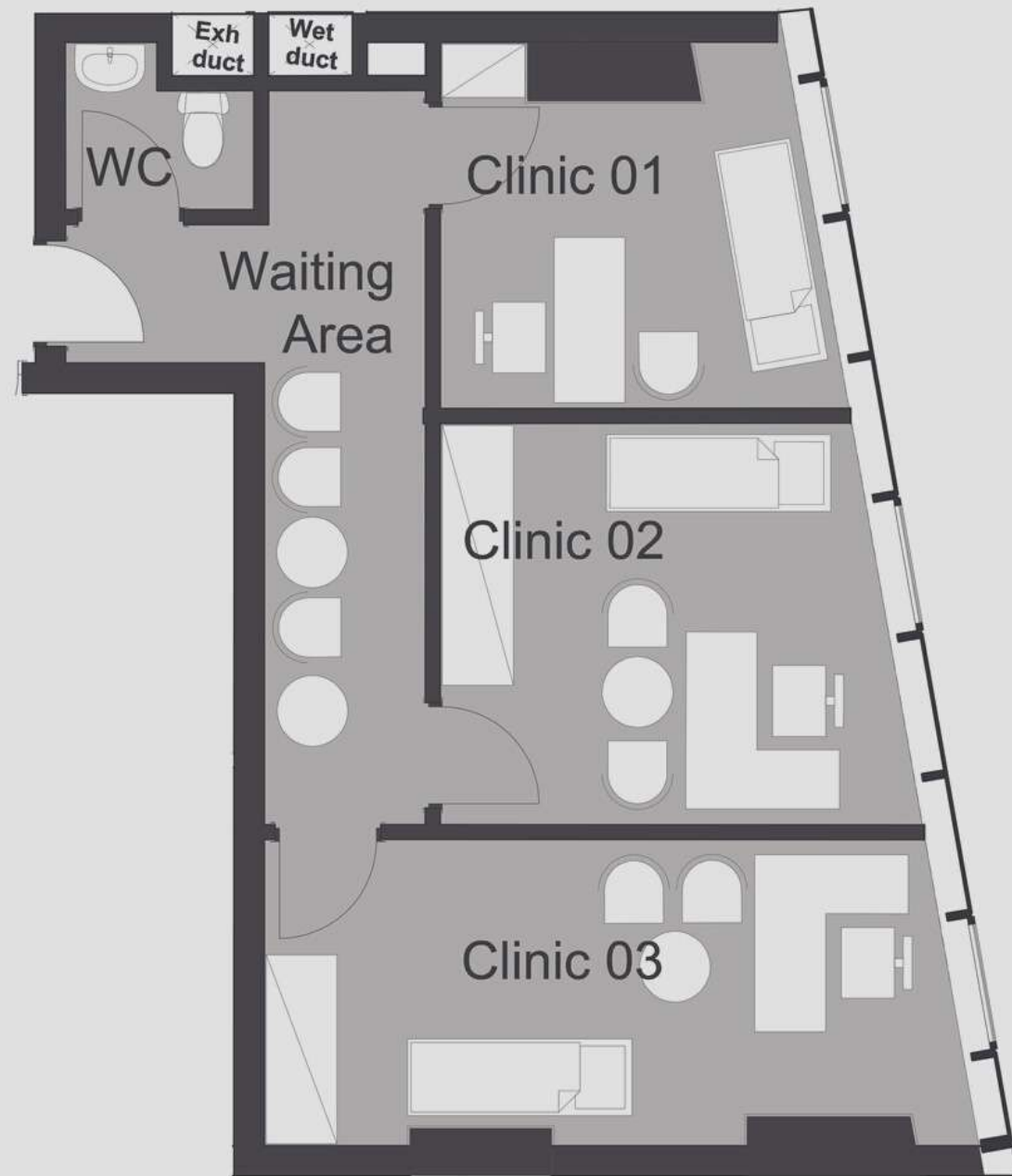


01-FF-14

52 m²

Room	Width	Length
Clinic 01	3.75	3.10
Clinic 02	4.35	3.40
Clinic 03	6.35	2.60
Waiting	1.40	6.20
WC	1.60	1.45

01-FF-15

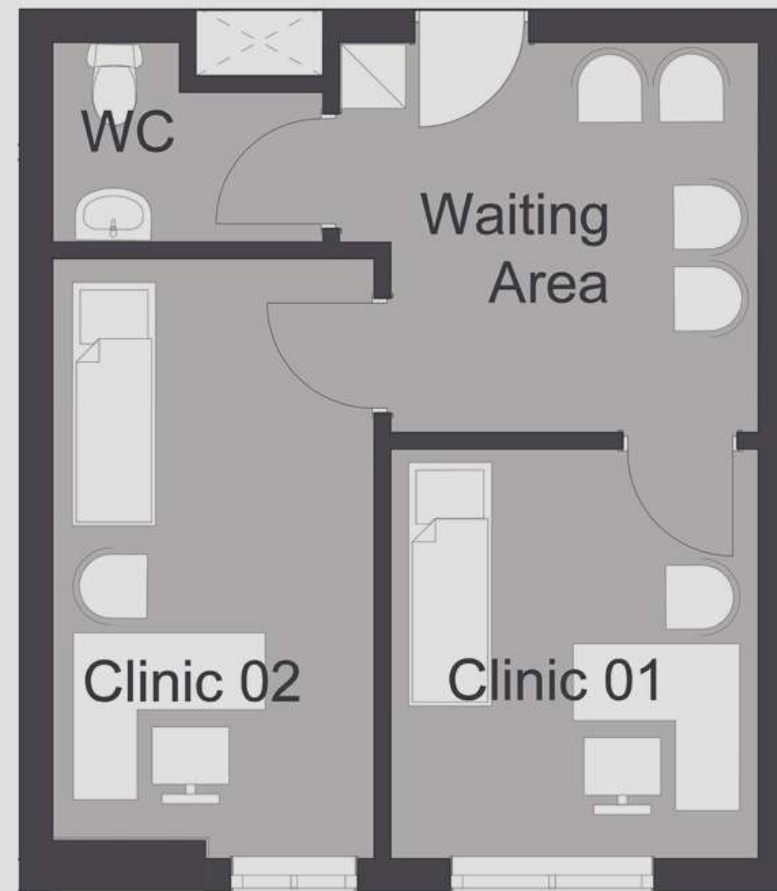


01-FF-15

83 m²

Room	Width	Length
Clinic 01	2.90	3.20
Clinic 02	2.55	4.70
Waiting	3.30	3.05
WC	2.15	1.60

01-FF-16



01-FF-16

54 m²

Room	Width	Length
Clinic 01	3.15	3.15
Clinic 02	4.35	3.30
Clinic 03	2.70	3.30
Waiting	3.90	3.10
WC	2.15	1.25

01-FF-17



01-FF-17

101 m²

Room	Width	Length
Clinic 01	2.70	5.45
Clinic 02	4.35	3.30
Clinic 03	3.15	3.15
Waiting	6.15	3.45
WC 01	2.20	1.15
WC 02	2.20	1.05



Headquarters

Villa 3 Ismailia St. From Michael Bakhoum,
Shooting Club, Dokki, Giza, Egypt

Sales Offices

42 Michael Bakhoum St. , Shooting Club,
Dokki, Giza, Egypt

Villa E-23 Jeera Compound Neighborhood 5,
13th District Sheikh Zayed City, Giza, Egypt

S13 and S14, Waterway 2 (white) Al Salam Axis,
First New Cairo

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